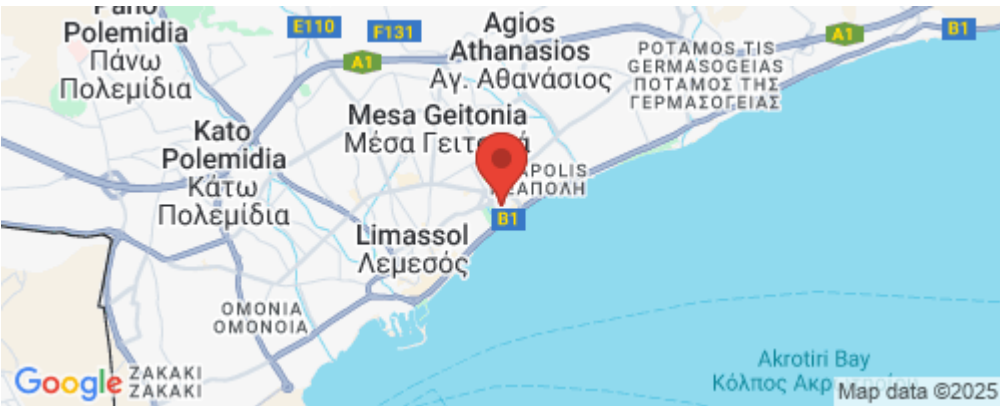


2 Bedroom Apartment for Sale in Limassol District

For sale: Discover this modern 2-bedroom, 2-bathroom apartment in the heart of City Center – Agia Triada. Situated on the 4th floor of a six-story building, this property offers 80 m² of smartly designed internal space. Enjoy open plan living with large windows that fill the home with natural light and provide a stunning panoramic view of the city.



This apartment is under construction and will be ready in 2026. It is built to the highest standards with an impressive energy efficiency rating of A. Stay comfortable year-round with a central air conditioning system and underfloor heating throughout the space.

City Center – Agia Triada is a vibrant urban area known ...

Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 80                      |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 24417     |
| Property type    | Apartment |
| Condition        | Brand New |
| Bathrooms        | 2         |

Amenities

- Storage room

Location

Region: Limassol  
Coordinates: 34.684636668702 / 33.056375984666

## Price: €760 000 + VAT

VAT for this property is **€38,000** or **€144,400**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 500.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€660 000 on Nov 19, 2024  
 €760 000 on Sep 25, 2025







| floor | units | bedrooms | bathrooms | total   | covered internal | covered verandas | uncovered verandas | communal area | parking  | storage | price           |
|-------|-------|----------|-----------|---------|------------------|------------------|--------------------|---------------|----------|---------|-----------------|
| 4     | 401   | 3        | 2         | 208m2   | 107m2            | 58m2             | -                  | 17m2          | 22m2 (2) | 4m2     | €880.000 + VAT  |
| 4     | 402   | 2        | 2         | 123.5m2 | 80m2             | 11m2             | 5m2                | 13m2          | 11m2 (1) | 3.5m2   | €690.000 + VAT  |
| 4     | 403   | 2        | 2         | 123.5m2 | 80m2             | 11m2             | 5m2                | 13m2          | 11m2 (1) | 3.5m2   | €660.000 + VAT  |
| 5     | 501   | 3        | 2         | 266m2   | 122m2            | 17m2             | 7m2                | 19m2          | 22m2 (2) | 3m2     | €1190.000 + VAT |
| 5     | 502   | 3        | 2         | 343m2   | 134m2            | 56m2             | 22m2               | 21m2          | 22m2 (2) | 3m2     | €1310.000 + VAT |

| floor | unit | roof garden |
|-------|------|-------------|
| 6     | 501  | 76m2        |
| 6     | 502  | 85m2        |